

1  
pacific design concepts, llc

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

PDC

November 21, 2006

City of Las Vegas  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

Attn: Planner

**RE: C-STORE AT GRAND TETON  
APN: 125-09-401-031  
JUSTIFICATION LETTER**

**PROJECT NO: 06-182**

Dear Planner,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow an automated car wash facility in conjunction with a convenience store with gas pumps.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner. That is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan;
- B. The subject site is physically suitable for the type and intensity of land use being proposed;
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use;
- D. Approval of the Special Use Permit at the site in question will be consistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

Should you have any questions or require additional information please contact our office.

Sincerely,



Richard C. Gallegos  
Principal

RCG/mt

Cc: 06-182.js.lt.sup.clv.cstore.grand.teton

**SUP-18347  
SDR-18349  
02/08/07 PC**